

140.A

0004

0074.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

487,900 / 487,900

APPRAISED:

487,900 / 487,900

USE VALUE:

487,900 / 487,900

ASSESSED:

487,900 / 487,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		GLOUCESTER ST, ARLINGTON

OWNERSHIP	Unit #:	74
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Owner 1: KUMAR ASHOK &

Owner 2: GUPTA INDU

Owner 3:

Street 1: 74 GLOUCESTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PARADISE ELIZABETH/TRUSTEE -

Owner 2: BENES MARTHA LYITLE & MATTHEW -

Street 1: 74 GLOUCESTER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Stucco Exterior and 1467 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

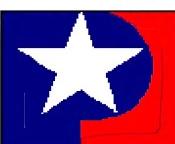
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

PROPERTY FACTORS

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7414																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	487,900			487,900		240507
							GIS Ref
							GIS Ref
							Insp Date
							09/25/18


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	90216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	19:29:49
LAST REV Date	Time
12/19/19	09:33:05
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	487,900	0	.	.	487,900		Year end	12/23/2021
2021	102	FV	473,300	0	.	.	473,300		Year End Roll	12/10/2020
2020	102	FV	466,000	0	.	.	466,000	466,000	Year End Roll	12/18/2019
2019	102	FV	442,700	0	.	.	442,700	442,700	Year End Roll	1/3/2019
2018	102	FV	390,700	0	.	.	390,700	390,700	Year End Roll	12/20/2017
2017	102	FV	355,500	0	.	.	355,500	355,500	Year End Roll	1/3/2017
2016	102	FV	355,500	0	.	.	355,500	355,500	Year End	1/4/2016
2015	102	FV	327,900	0	.	.	327,900	327,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARADISE ELIZAB	60110-316		9/27/2012		350,000	No	No		
BENES BARBARA L	56049-254		12/13/2010	Family		1	No	No	Barbara Benes dod 6/21/12
SOON-SHIONG BEV	53984-572		12/11/2009		340,000	No	No		
TUTTLE RICHARD	36576-312		10/1/2002		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/7/2010	792	Redo Bat	5,970						9/25/2018	Measured	DGM	D Mann

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			PDAS.								Undisplayed Areas: GLA: 1467							
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 6 - Stucco				A HBth:	Rating:																		
Sec Wall: %				OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																		
Color: BEIGE				A Kits:	Rating:																		
View / Desir: N - NONE				Frl:	Rating:																		
GENERAL INFORMATION								WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1914	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G12		Fact: .		Floor: 1 - 1st Floor																			
Const Mod:				% Own: 47.000000000																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION								DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL												
Prim Int Wal	2 - Plaster			Functional:				1	5	2	1												
Sec Int Wall:		%		Economic:																			
Partition: T - Typical				Special:																			
Prim Floors: 3 - Hardwood				Override:																			
Sec Floors:		%		Total:	26.4 %																		
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar: 0				Size Adj.: 1.35000002																			
Electric: 3 - Typical				Const Adj.: 0.99980003																			
Insulation: 2 - Typical				Adj \$ / SQ: 411.668																			
Int vs Ext: S				Other Features: 59000																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 662916																			
% Com Wal	% Sprinkled			Depreciation: 175010				Juris. Factor: 1.00		Before Depr: 411.67													
				Deprecated Total: 487906				Special Features: 0		Val/Su Net: 332.58													
								Final Total: 487900		Val/Su SzAd: 332.58													
MOBILE HOME								WtAv\$/SQ:	AvRate:	Ind.Val													
Make: Model: Serial # Year: Color:																							
SPEC FEATURES/YARD ITEMS								PARCEL ID 140.A-0004-0074.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:											Total:							
AssessPro Patriot Properties, Inc																							